

ORDINANCE NO. 860403-H

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

12.416 ACRES OF LAND, MORE OR LESS, OUT OF THE OSCAR DALTON SURVEY NO. 467, LOCALLY KNOWN AS 6607 JESTER BOULEVARD, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "LR" NEIGHBORHOOD COMMERCIAL; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from Interim "RR" Rural Residence District to "LR" Neighborhood Commercial on the property described in File C14r-85-097, to-wit:

All of that certain parcel or tract of land out of the Oscar Dalton Survey No. 467, Travis County, Texas; and being all of a 12.420 acre tract as conveyed to Larry W. Langley, Trustee, by deed recorded in Volume 8678, Page 708 of the Deed Records of Travis County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING, at an iron pin found in the curving northeast right-of-way line of R.M. 2222 at the most southerly corner of the above-described Langley 12.420 acre tract for the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the northeast right-of-way line of R.M. 2222, the following two (2) courses:

Along a curve to the right an arc distance of 241.11 feet, having a radius of 583.80 feet and a chord which bears N 44° 30' 53" W a distance of 239.40 feet to an iron pin found at a point of tangency; and

N 32° 41' 00" W a distance of 479.87 feet to an iron pin found at the intersection with the southeast right-of-way line of Jester Estates Boulevard at a point of curvature of curve to the right;

THENCE, with the southeast right-of-way line of Jester Estates Boulevard, the following seven (7) courses:

Along said curve to the right an arc distance of 39.29 feet, having a radius of 25.01 feet and a chord which bears N 12°

19' 40" E a distance of 35.38 feet to an iron pin found at a point of tangency;

N 57° 16' 50" E, a distance of 209.02 feet to an iron pin found at a point of curvature of curve to the left;

Along said curve to the left an arc distance of 158.33 feet, having a radius of 1,056.55 feet and a chord which bears N 52° 58' 55" E a distance 158.39 feet to an iron pin found at a point of tangency;

N 48° 36' 56" E a distance of 208.28 feet to an iron pin found at a point of nontangent curvature of curve to the right;

Along said curve to the right an arc distance of 138.15 feet, having a radius of 953.92 feet and a chord which bears N 52° 48' 57" E a distance of 138.03 feet to an iron pin found at a point of tangency;

N 56° 57' 53" E a distance of 177.23 feet to an iron pin found at a point of curvature of a curve to the left; and

Along said curve to the left an arc distance of 203.00 feet, having a radius of 488.33 feet and a chord which BEARS N 45° 03' 20" E a distance of 201.54 feet to an iron pin found at the most northerly corner of said Langley 12.420 acre tract for the most northerly corner of this tract;

THENCE, with the northeast line of said Langley 12.420 acre tract, the following two (2) courses:

S 02° 06' 58" E a distance of 187.80 feet to an iron pin found at an angle point; and

S 42° 23' 44" E a distance of 161.51 feet to an iron pin found for the most easterly corner of this tract;

THENCE, with the southeast line of said Langley 12.420 acre tract, S 29° 48' 49" W a distance of 1,118.73 feet to the POINT OF BEGINNING, and containing 12.416 acres of land, more or less,

locally known as 6607 Jester Boulevard in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan attached hereto as Exhibit "A", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2A-6196 of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the

development and use of the property described herein shall be in accordance with applicable ordinances of the City of Austin.

PART 4. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

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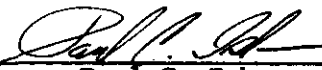
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April 3, 1986 §


Frank C. Cooksey
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

SJS:saf

C147-85-071

I-RR

I-SR

JESTER ESTATES BLVD. 100' R.O.W.

PROPOSED LR
AS RECOMMENDED
BY 2222 ORD.

OWNER:
LARRY LANGLEY, TRUSTEE

EXISTING 100' R.O.W.

COMPACT TYP. SPACE

TYP. LOADING

TYP. HANDICAP

NOTES

NOTES

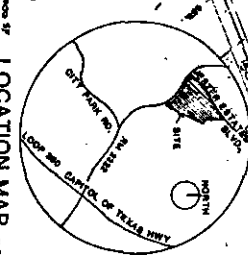
AREA & PARKING CALCULATIONS

USE CLASS	SQ. FT.	PARKING	RETAIL	LOADING	HANDICAP
FOOD SALES	15,000	75	4	1	1
GENERAL RETAIL	50,000	250	11	3	3
RESTAURANT	10,000	50	4	1	1
TOTAL	75,000	375	19	5	5

REFERENCE: 2012, CO-DEVELOPERS (10/1/15)

LOCATION OF 80' R.O.W. STREET, THE CITY OF AUSTIN
REGULATIONS TO BE FOLLOWED: 2222 ORD. 2222
ACTUAL AREA: 12.42 ACRES (541,015 SQ. FT.)

LOCATION MAP



FILE
LAND DEV
SERV
COPY

PRA SITE PLAN

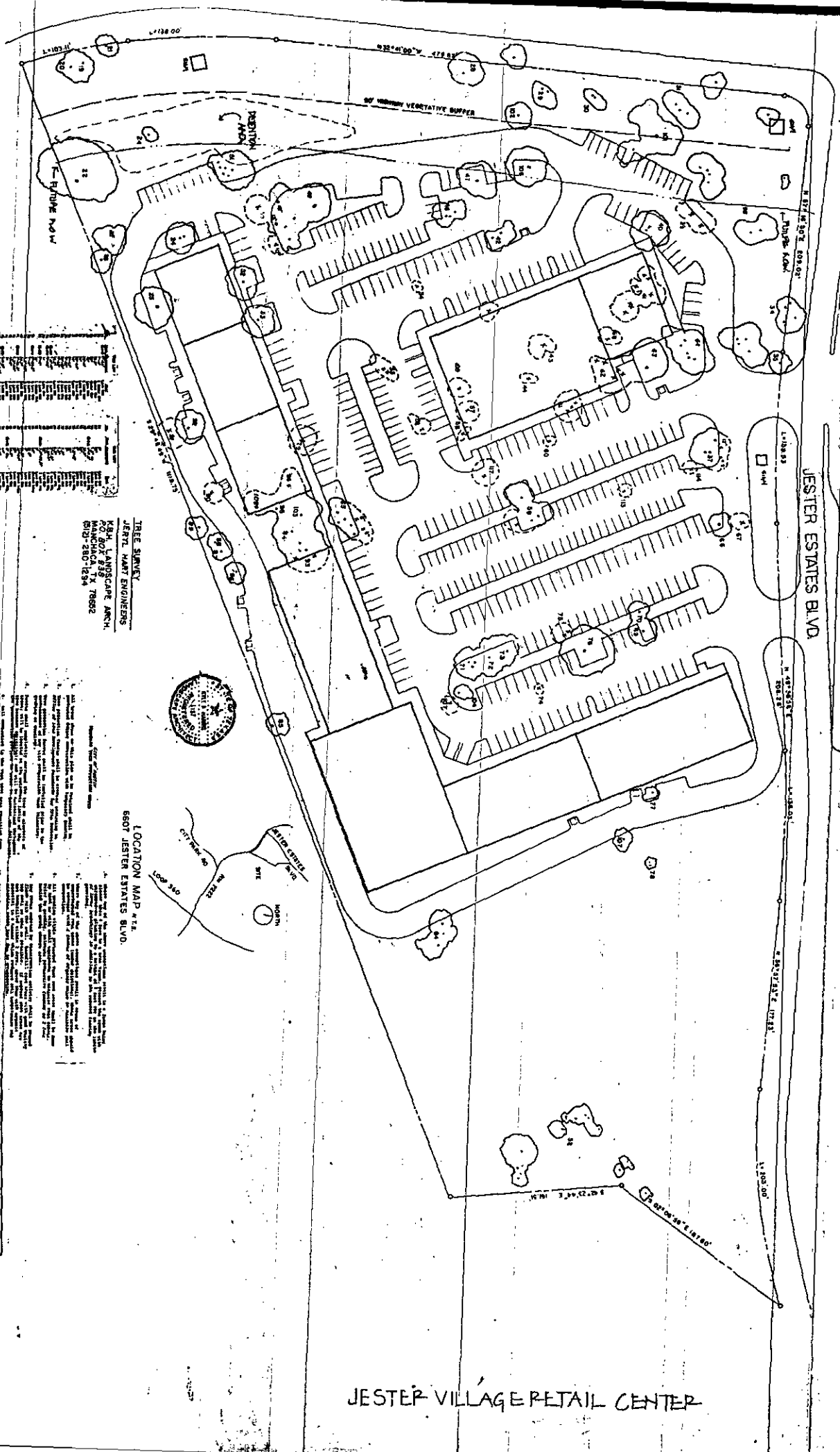
JESTER VILLAGE RETAIL CENTER
6607 JESTER BLVD.
AUSTIN, TEXAS
SITE AREA IS 12.42 ACRES (541,015 SQ. FT.)

EXHIBIT "A"

097 (Revised)

JESTER ESTATES BLVD

JESTER VILLAGE RETAIL CENTER



THE SURVEY
JESTER VILLAGE RETAIL CENTER
K&B, LANDSCAPE ARCH.
NO. 202 222
RTE 580 1834

LOCATION MAP #12
8607 JESTER ESTATES BLVD.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FILE

097 Revised